

EUCALYPTUS GROVE HOMEOWNERS' ASSOCIATION

Annual Meeting (unofficial)

January 10, 2002 6:30 p.m.

Goleta Valley Community Center

Board members present: Bruce Bennett, Merrill Lynn, Maria McCall-Brandts, and Robherda Lange. (Board Member Susan Silvia absent.) Also present were James Nguyen of Bartlein & Company, Inc., and Bill Bold.

The meeting was called to order at 6:40 p.m.

Only 44 units were represented in person or by proxy. A quorum was not achieved and therefore this was not an official meeting. The members present voted to hold the meeting with the understanding that the Board can vote its proxies at the Adjourned Meeting to ratify actions taken.

Proof of Notice: all owners of record were sent the Notice on December 7, 2001.

The minutes from last year's Membership Meeting were reviewed and approved.

Officers' Report:

James Nguyen gave the following **Treasurer's Report:**

Total Income: \$397,756.73

Transfer from Reserve: 42,358.00

Total Expenditures: 381,783.29

Assets: 364,994.52

As of Jan. 1, 2002, the Association Reserve is 63% fully funded. The Treasurer's Report was approved as presented.

Election of the Board:

The following members were elected to serve on the Board of Directors: Merrill Lynn, Robherda Lange, William Tomlin, Maria McCall-Brandts, and Susan Silvia.

OLD BUSINESS:

No issues discussed.

NEW BUSINESS:

The membership unanimously approved the **Excess Funds Resolution** and ratified the Board's actions taken in the prior year. The membership also thanked the Board Members for their hard work and dedication.

The following **topics** were briefly discussed:

- 1) Entry gate repairs/operation.

- 2) Parking/towing problems.
- 3) Replacement siding material. The majority of the homeowners preferred the 'sculpted, brown' siding for an available substitute for the current siding material which is no longer available. The possibility of joining a Class Action Suit against the siding manufacturer was also briefly discussed.
- 4) Routine overloading of trash dumpster at building 7628.
- 5) Possibility of an Annual Yard Sale.

The **Adjourned Meeting** will be held on February 7, 2002, at 6:30 p.m. in the Meeting Room at Building 7610.

The meeting was adjourned at 7:48 p.m.

Eucalyptus Grove Homeowners Board of Directors Meeting

February 7, 2002

Minutes

The **Adjourned Annual Meeting** was called to order at 6:44 pm.

In Attendance were:

Maria McCall-Brandts

Merril Lynn

Susan Silvia

Bill Tomlin

James Nguyen

Bill Bold

(Board member Robherda Lange absent)

Proof of Notice for the Annual Meeting was sent to all homeowners 1/14/02.

53 units were represented in person or by proxy--meeting quorum reached.

The Board unanimously **approved** all actions taken at the January Annual meeting.

The **Adjourned Annual Meeting** was called to a close at 6:47 pm.

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The **February** Homeowners Meeting was called to order at 6:48 pm.

(Attendance was unchanged from Adjourned Annual Meeting)

Election of Officers for the 2002 Board proceeded with the following results:

President Merril Lynn

Vice president Susan Silvia

Secretary Maria McCall-Brandts

Treasurer Robherda Lange

Officer-At Large Bill Tomlin

Via mail correspondence, a homeowner asked the Board to review the status of the bicycle parking area, noting several possibly abandoned bicycles. The operation of the Sauna was also brought to the Board's attention--temperature seems low. The Board agreed to look into both matters, no action taken at this time.

The **January meeting minutes** were reviewed and the following corrections were made:

- Added to the Treasurer's Report is the statement: "The Board approved the Treasurer's report as presented."
- Under New Business: "The Board **approved** the preparation of the annual financial review. . .", rather than *acknowledged* the review.

Having made these changes, the Board approved the January meeting minutes.

The **Treasurer's report** included routine transactions for the preceding month, with the following summary:

Total income:	\$ 36,737.10
Total expenditures:	24,792.50
Reserve expenditures:	1,632.00
Transfer to reserve:	10,312.60
Total assets:	373,385.93

The Board accepted the Treasurer's report as presented.

James Nguyen circulated new bank signature cards for the Board members to sign. James N. also recommended the Board approve a transfer of \$25,000.00 from the Reserve to Operating Capital to cover recently received bills. The Board unanimously approved this transfer.

Old Business

The Board reviewed the current list of known dryrot sites and gave approval to start the repair work at units 213/313. This repair may necessitate the first use of the new style siding material.

The repairs to the stair and patio railing at unit 356 was given approval by outgoing president Bruce Bennett.

The Board suggested a statement in the monthly newsletter cautioning homeowners against placing plants on the various ledges of the buildings, as this traps moisture, leading to dryrot.

The Board agreed on the dates of May 21-23 for fumigation of building 7620.

Maria McCall-Brandts reported a broken fire extinguisher box at the end of building 7630. The Board agreed to fix the box immediately.

Merril Lynn recommended a statement of thanks be included in the next monthly newsletter for homeowner participation in this years Christmas tree recycling effort.

New Business

A request from the last Annual Meeting for repairs to dryrot at unit 213 was approved during the Old Business portion of this meeting.

A suggestion to post signs at the dumpster enclosures, urging the use of another dumpster when the normally used dumpster is full, was approved by the Board. This item also was brought up at the latest Annual Meeting.

The Board approved the future use of the "rough" or textured type of siding material as a result of homeowner feedback at the Annual Meeting.

The last item carried over from the Annual Meeting, was the subject of joining a Class Action Suit against the manufacturer of the siding originally used in the construction of the Grove. Merrill Lynn volunteered to look into this issue.

The Board unanimously approved obtaining a service award gift for outgoing president Bruce Bennet. James Nguyen will attend to the details.

At this time, the Board went to **Executive Session.**

The February meeting was adjourned at 7:44 pm.

The next Board meeting is scheduled for Mar. 14, 2002, at 6:30 pm.

Eucalyptus Grove Homeowners Board of Directors Meeting

March 14, 2002
Minutes

Board of Directors **President, Merrill Lynn** called the meeting to order at 6:40 pm.

In Attendance were:

Maria McCall-Brandts

Bill Tomlin

James Nguyen

Bill Bold

Board members Robherda Lange and Susan Silvia absent)

Via mail correspondence, Ms. Foote (unit 327) requested the Board approve the replacement of the fireplace and subsequent chimney exhaust pipe modification, bringing the installation up to current building codes. The Board approved this action.

A letter to the Board from Mr. Honey (unit 336) cited an on-going noise problem involving the occupants of unit 234, and requested the Board's help in resolving it. J. Nguyen will write a letter to the parents of the occupant seeking to restore quiet. Additionally, complaints of trespassing at the pool continue. The Board agreed to seek bids to raise the height of the fence surrounding the pool.

The **February meeting minutes** were read and approved by the Board.

The **Treasurer's report** noted only routine expenditures, with the following totals:

Total income: \$34,735.80

Total expenditures: 38,261.44

Transfer from Reserve: 25,000.00

Total assets: 371,393.71

The Board approved the February Treasurer's Report.

J. Nguyen returned the 2001 Treasurer's packets, and distributed copies of the recent Annual Financial Statement provided by the contracted CPA firm.

At this time, the 2001 Annual Meeting proxies were also returned to the Board.

Letters from the suggestion boxes to the Secretary included a request from Mr. Honey (unit 336) for any abandoned bicycle the Board might encounter. The Board agreed to contact Mr. Honey when this situation arises.

Again, complaints were received concerning parking violations in the Phase I unassigned parking spaces, this time the focus is on a 'covered' unassigned space which is often occupied by the same car for longer than 72 hours. The Board agreed to have the notice "24 Hour Parking Only" applied to the pavement at this space.

Old Business

The monthly review of known dryrot sites was visited. At this point, the Board agreed to seek a reorganization and reprioritizing of the file on dryrot sites. This update would be based on recommendations by Larry Ramstrum, with budgetary and safety factors a priority.

Recent repairs include:

- completion of staircase and deck repairs at unit 356 by 3/16/02;
- commencement of repairs at units 213/313 on 3/25/02.

Fumigation of building 7620, scheduled for May 2002, was discussed. Ms. Hayes (unit 320) has contacted J. Nguyen, asking for a change of date citing her present tenant's pregnancy and expected delivery date as factors. the Board asked J. Nguyen to look into the possibility of rescheduling the fumigation to July 23-25.

New Business

J. Nguyen reported to the Board that Ramstrum Construction has ordered a new supply of siding and trim for dryrot repairs--cost, \$4,988.08.

Ramstrum Construction forwarded inspection reports to J. Nguyen on five repair sites at the Grove:

- Unit 220 deck;
- Foot bridge deck;
- Unit 230 leak in window area and deck railing rotted cap;
- Unit 356 deck railing cap;
- Unit 358 front and rear deck.

The repairs to units 220, 230 and the foot bridge were approved by the Board at this time. The repairs to units 356 and 358 have been completed.

The Board discussed the state of the equipment in the Exercise Room. Bill Tomlin volunteered to investigate the possibility of adding a treadmill to the present equipment.

At this time, the Board went to **Executive Session**.

The March meeting was adjourned at 8:05 pm.

The next Board meeting is scheduled for April 11, 2002 at 6:30 pm.

Eucalyptus Grove Homeowners Board of Directors Meeting

April 11, 2002

Minutes

(SUBJECT TO BOARD'S APPROVAL)

Board of Directors President, Merrill Lynn, called the meeting to order at 6:39 p.m.

In attendance were:

Maria McCall-Brandts

Susan Silvia

Bill Tomlin

(Board member Robherda Lange absent)

Mr. Burk (unit 329)

Mr. Honey (unit 336)

Ms. Guillen (unit 330)

Mr. Pope (unit 309)

James Nguyen

Bill Bold

Merrill Lynn opened the floor to Association members present.

- * Ms. Guillen (unit 330) notified the Board of a recent rodent problem she has been experiencing at her home, and asked the Board for help with the issue.

The Board discussed the problem with Ms. Guillen and reviewed the report and suggestions made by Lenz Pest Control through Ms. Guillen. The Board recommended Ms. Guillen follow through with the suggestions from Lenz on the interior of her unit while the Board pursues the matter with Lenz on the exterior of the building.

- * Mr. Pope (unit 309) alerted the Board to an abandoned wooden frame in the Phase III parking lot. Mr. Pope also discussed noise issues with the Board.

The Board will arrange to have the frame removed. The noise issues required no action from the Board at this time.

- * Mr. Burk (unit 329) brought to the Board's attention the overgrowth of bushes against the exterior of building 7626.

The Board will trim the bushes as required at building 7626.

- * Mr. Honey (unit 336) presented a number of pool trespassing incidents to the Board.

The Board discussed the matter briefly with Mr. Honey, informing him of recent Board decisions to extend the fence height and limit free ingress to the pool through the rear gate. No further action was taken at this time.

The **March** meeting minutes were read and approved by the Board.

The **Treasurer's Report** was read and approved by the Board. The following are last month's totals:

Total income: \$35,864.40
Total expenditures: \$19,504.15
Transfer to Reserve: \$14,655.25
Total assets: \$386,409.66

The Board approved the March Treasurer's Report.

From the **Suggestion Box**, Secretary Maria McCall read a request for a split rail fence at the end of the walkway to unit 239 (bldg. 7630), noting the hill just past the walk. The Board approved the installation of this fence.

The suggestion was also placed to repair the door the the Maintenance room next to the Exercise room.

The Board approved the replacement of this door.

Other suggestions included:

Asking homeowners to keep laundry door shut as a rule; recommending an observance of laundry 'curfew time'.

Request to repair mailboxes in the Phase I mailbox center.

Questions on a possible residence violation and noise concerns with unit 242 (7630).

Request for larger recycling cans (designated paper only) at the three mailbox centers.

The Board discussed each item and Board member M. McCall volunteered to follow up on the repair of the mailboxes, and procuring of new paper recycling cans. No further action was taken by the Board on the other issues.

Landscaping Manager, Merril Lynn, informed the Board the ongoing tree planting project has been slowed due to the unavailability of certain replacement trees. The delay is only temporary and work should resume within a week.

Directory Manager, Bill Bold, reported a number of directory sign nameplates missing at the front gate. No recommendation for 'vandal-proofing' the sign was made at this point.

OLD BUSINESS:

The Board reviewed the status of current dry rot repair projects. M. Lynn reported progress on a dry rot summary spreadsheet to more easily access an overview of the projects.. The repair of the staircase stringers at units 366/367, staircase and deck at 356 and dry rot repair at 213/313 are in their final stages. The extend of repairs required for the foot bridge has increased by \$2-3,000 per Larry Ramstrum due to damage just uncovered.

The Board approved the repair at this increased rate.

J. Nguyen informed the Board that fumigation of building 7620 is now scheduled for July 23-25, 2002. Marie Hayes (unit 320) formally thanked the Board for adjusting the schedule to accommodate her tenant.

The Board approved a bid from Atlas Fence (\$2,265) to extend the height of the pool fence, as presented by J. Nguyen.

J. Nguyen also asked for Board approval of a price of materials increase for replacement siding due to an error in quote price. The new cost is \$5,658.59. The Board approved this expenditure.

NEW BUSINESS:

J. Nguyen reported to the Board the following incident:

On March 31, 2002, a gas tank containing some amount of fuel was discovered in the trash dumpster at building 7610. The Fire Department was called and responded to the call. Upon attempting to leave the dumpster area, the fire truck hit the adjacent carport roof. J. Nguyen is in the process of obtaining a complete estimate for the repairs. The Board will be kept up to date on this issue, however the Fire Department has assumed responsibility.

To streamline the process of taking care of incidental repairs at the Grove, J. Nguyen asked for authorization from the Board to access up to \$1,500.00 for repairs (maximum 6 per month) without Board approval, on an "as needed" basis. The Board approved this action.

A request from Ramstrum Construction for authorization to repair a section of railing at unit 241 (7630) was approved by the Board.

At this time the Board convened in **Executive Session**.

The April meeting was adjourned at 8:02 p.m.

The next meeting is scheduled for May 9, 2002 at 6:30 p.m.

**Eucalyptus Grove Homeowners
Board of Directors Meeting
June 13, 2002
Minutes**
(SUBJECT TO BOARD APPROVAL)

Board of Directors **President, Merrill Lynn**, called the meeting to order at 6:50 p.m.

In attendance were:

Bill Tomlin

(Board members Maria McCall-Brandts, Robherda Lange and Susan Silvia absent)

Mr. Honnold (unit 256)

James Nguyen

Bill Bold

As a **quorum** was not reached, the Board members present elected to have an informational meeting postponing any Board decisions until the July meeting.

Homeowner Greg Honnold (unit 256) discussed with the Board the current policy on placing parking stickers on vehicles in the Phase III parking area. Mr. Honnold suggested the Board look into the possibility of adding a few parking spaces throughout the Grove where space permits. This topic was also briefly discussed. The Board took no action on these matters at this time.

The **Treasurer's Report** was noted as routine, with the following end of month figures:

Toal income: \$35,331.57

Total expenditures: 58,534.56

Transfer to reserve: 6,797.01

Total assets: 375,630.98

Merril Lynn notified the Board that Progressive Landscape was in the process of trimming trees near the buildings to prevent access to the buildings by various pests. This trimming was at a cost of \$1,600.

Old Business

The Board reviewed the current list of known **dryrot** damage sites, noting the three new sites as reported by Ramstrum Construction (units 231, 241 and 314). With the Repairs budget at its limit, the Board elected to go ahead with only the repairs to unit 314.

Citing continued mischief with the front gate **directory**, J. Nguyen reported the installation of a clear plastic cover for the directory, work performed by B. Bold, at a cost of \$75.

The Board acknowledged the scheduled **fumigation** dates for building 7620 as July 23-25.

New Business

J. Nguyen reported to the Board the estimates for **painting** the **wrought iron** railings throughout the development. The Board accepted the (lower) bid from Fuentes Painting, at \$3,480. The Board recommended painting the bicycle parking racks at this time also.

The Board briefly reviewed the topic of replacing the **safety and rules** signs at the pool area. No action was required of the Board at this time.

J. Nguyen updated the Board on bids received to slurry seal and repair the asphalt in the parking lots.

Board member **Bill Tomlin** shared some information with the Board on **treadmill** options for the exercise room.

Merril Lynn distributed information on pest control to the Board Members.

The Board adjourned to **Executive Session**.

The **June** meeting was adjourned at 8:02 p.m.

The next Board meeting is scheduled for July 11, 2002 at 6:30 p.m.

Eucalyptus Grove Homeowners Board of Directors Meeting

July 11, 2002

Minutes

(SUBJECT TO BD'S APPROVAL)

Board Vice President, Susan Silvia called the meeting to order at 6:45 pm (Merril Lynn joined the meeting while in progress).

In attendance were:

Robherda Lange
Maria McCall-Brandts
Bill Tomlin
Michele Armet (unit 321)
Steve Baker (unit 221)
Ms. Li (unit 107) (Joined very late into meeting)
James Nguyen
Bill Bold

Mr. Baker (unit 221) and Ms. Armet (unit 321) discussed with the Board the assignment process of repairing dryrot sites at the Grove. James Nguyen offered to compose an item for the newsletter on this subject.

Mr. Honnold (unit 256) submitted a note asking the plants around building 7634 be trimmed. Merrill Lynn offered to follow up on this request.

Ms. Li (unit 107) requested landscaping improvements in certain areas of building 7610. Merrill Lynn volunteered to follow up on this request.

The May and June meeting **minutes** were approved by the Board as presented.

The **Treasurer's Report** yielded routine expenditures and income. For the month of June, the summary figures are:

Total income	\$36,723.70
Total expenses	19,251.02
Transfer to Reserve	17,472.68
Total assets	393,266.84

The Board approved this report.

Old Business

The Board discussed the current status of dryrot **repairs** and the prospects of new repairs. J. Nguyen reminded the Board that the budget for repairs for this year has been depleted. The Board agreed to pursue only those repairs that pose a possible safety hazard. The Board approved the repair of stairwall and handrail at unit 231, to be accomplished by Joey Home Repair for \$1250+. The Board also requested a bid from Beachside Construction for dryrot repair at unit 333.

On the subject of dryrot repairs, Larry Ramstrum (of Ramstrum Construction) sent a letter to the Board outlining discounts which have been extended to the Grove for repairs done by Ramstrum Construction, and his continued commitment to providing the Grove with the highest quality workmanship possible.

Bill Tomlin raised the issue of increaseing monthly homeowner fees to better cover the siding repair work, which was briefly discussed by the Board. No action on this matter followed.

The **fumigation** of building 7620 is still scheduled for July 23-25. J. Nguyen asked the Board's permission to hire a locksmith in the eventuality of a homeowner failing to return the authorization form required for fumigation, as the unit must be cleared of all items which could be contaminated by the fumigation process. The Board granted this request.

A current **class action suit** seeking restitution for those effected by defective siding, has been researched by Maria McCall-Brandts. Maria cited examples of payments made to associations from this suit, however, the required paperwork is substantial. The Board recommended Maria commence gathering the required documentation, and approved reimbursement to Ms. McCall for the time spent in this capacity.

Bill Tomlin informed the Board of vehicles subject to **towing** from the Phase III parking area.

New Business

J. Nguyen reported to the Board that Progressive Landscaping is continuing to **trim building landscaping** as required to deter pests from gaining access to the buildings.

The approved the bid by Challenge Asphalt (\$23,700.00) for the upcoming parking area **slurry seal** project. Schedule date to be determined.

At this time, the Board convened in **Executive Session**.

The meeting **adjourned** at 8:02 pm.

The next scheduled meeting is August 8, 2002 at 6:30 pm.

Eucalyptus Grove Homeowners Board of Directors Meeting August 8, 2002 Minutes

Board President, Merrill Lynn, called the meeting to order at 6:39 pm.

In attendance were:

Maria McCall-Brandts

Bill Tomlin

(Board members Robherda Lange and Susan Silvia absent)

Mr. Gleason (unit 119)

Mr. Miller (unit 347)

Mr. Rosen (unit 238)

Mr. Swinth (unit 216)

James Nguyen

Bill Bold

Homeowners Gleason (119), Miller (347), and Swinth (216) discussed dry rot repairs and scheduling of these repairs with the Board. The Board explained the often changing nature of repair priorities as new dry rot sites are reported, coupled with budget restraints to yield a need to be flexible with projected repair scheduling. No further action was taken by the Board on this matter at this time.

Mr. Rosen (238) reported a possible walkway trip hazard to the Board in the vicinity of building 7628. The Board approved immediate repair of the walkway as needed.

Mr. Miller notified the Board that the handrail leading up the stairs to his unit needed to be reinstalled. The Board approved the repair to the handrail.

The July meeting **minutes** were approved by the Board as presented.

The **Treasurer's Report** noted normal expenditures acknowledging the over-budget status of the Maintenance and Repairs line, due to additional repairs required on recent dry rot work. The month's summary read:

Total income	\$34,709.80
Total expenses	39,329.42
Reserve transfers	none
Total assets	390,194.33

The Board approved the Treasurer's Report.

Landscaping Manager, M. Lynn noted an informal survey showed renewed growth in many once-stricken eucalyptus trees (ref lerp psylid infestation), which is a very

encouraging sign.

Old Business

A newly revised list of **dry rot repair** sites compiled by Ramstrum Construction was presented to the Board. In accordance with prior Board decisions, the dry rot repair to unit 333 (bldg 7628) will be done by Beachside Construction per the proposed bid. The Board also approved siding repair to unit 347 (bldg 7632) necessary to insure absolute safe conditions of the units. This repair will be performed by Ramstrum Construction.

J. Nguyen informed the Board that the scheduled **fumigation** of building 7620 was completed as planned.

The Board briefly discussed the issue of compensation to Maria McCall-Brandts for the major **documentation work** she has agreed to provide for the class action suit for defective siding.

J. Nguyen discussed the scheduled **slurry seal and asphalt repair** work starting on 8/26/02. The Board formally authorized the towing of vehicles left in the areas to be repaved, noting adequate notification to all Grove residents on this project.

Board member M. McCall-Brandts discussed concerns over observed racoon droppings with the Board, this activity possibly related to **trash dumpster overloading**. the Board agreed to post signs at high usage dumpsters recommending use of other, less used dumpsters. Additionally, Ms. McCall-Brandts called the Board's attention to a possibly dead tree in the entry area of the Grove, near building 7630. M. Lynn will look into this matter.

New Business

The Board briefly discussed the need for pre winter season **tree trimming**. M. Lynn will review this issue and take action as needed.

Board member Bill Tomlin discussed the **cleaning** of the trash dumpster areas with the Board. Merit Office Cleaning has primary responsibility for this item. No further Board action was taken on this issue at this time.

The Board officially approved joining the **class action suit** concerning defective exterior sidings against the manufacturer of same.

(At this time the Board adjourned to **Executive Session**.)

The meeting was **adjourned** at 8:19 pm.

The next scheduled Board meeting is Sept. 12, 2002 at 6:30 pm.

Eualyptus Grove Homeowners Board of Directors Meeting September 12, 2002 Minutes

Board Vice President, Susan Silvia called the meeting to order at 6:34 pm.

In attendance were:

Maria McCall-Brandts
Robherda Lange
Bill Tomlin
(Board member Merrill Lynn absent)
Mr. Matson (unit 119)
Mr. Miller (unit 347)
James Nguyen (Bartlein and Co.)
Bill Bold (Scribe)

The August meeting **minutes** (Item 1, line 3, Old Business) were corrected to read:

"The Board also approved *facia* repair to unit 347 (bldg 7632) . . ."

With this change, the August meeting minutes were approved by the Board.

The **Treasurer's Report** contained routine expenditures while acknowledging the current over-run in the Maintenance and Repairs budget, due to recent repairs. The month's summary reads as follows:

Total income	\$36,810.30
Total expenditures	43,699.69
Reserve transfers	-0-
Total assets	382,688.29

James Nguyen requested approval to withdraw \$30,000.00 from the Goleta National Bank account for payment on the completed repaving project. The Board approved this request as well as the current Treasurer's Report.

Old Business

The Board briefly dicussed the status of the current **dryrot repairs**, reviewing an updated list of potential repair sites compiled by Larry Ramstrum, as well as Mr. Ramstrum's inspection reports on units 358 and 363. No new repairs were approved by the Board at this time.

James Nguyen reported to the Board that the previously approved repairs to unit 333 (bldg 7628) will commence (Beachside Constr. Co.) on 9/23/02.

As pointed out to the Board by J. Nguyen, some of the curb **restenciling** (part of the

repaving project) had not been completed. The Board, therefore approved withholding 10% of the payment to Challenge Asphalt until the stenciling is completed.

A bid by Progressive Landscaping for **tree trimming** was tabled, pending review by M. Lynn with the Board.

Siding **claim coordinator**, Maria McCall-Brandts, reported progress on the compilation of required paperwork to the Board. Ms. McCall-Brandts is conducting the research with the help of Ramstrum Construction for work history documentation.

New Business

In a letter to the Board, **homeowner** Christine Green (unit 322) requested the Board waive the \$25 fee for a replacement facilities card, explaining the card was stolen while she was recreating in the pool area. The Board rejected this request.

A suggestion by a homeowner to install a **sign** at the **auto entry gate** stating: "Caution-- Gate Closed Ahead" was rejected by the Board.

The Board reviewed a letter submitted by **Oasis Plumbing**, pointing out a lack of coordination on resident's replacement of gas supply lines in the vicinity of the gas meter compound. As the pipes are replaced--one at a time-- the original systematic routing is being by-passed. The Board took no action on this matter.

Citing current liability trends, J. Nguyen recommended the Board install Proposition 65 **warning signs** where appropriate on the Grove property. The Board approved this action. J. Nguyen will follow up.

The Board briefly discussed a typed letter which has recently been posted at the mailbox area bulletin boards dealing with problems associated with **motorcycle parking**. No action was taken by the Board at this time.

By suggestion, the Board agreed to place an article in the newsletter concerning potential hazards posed by recent **Africanized honey bee** sightings in the Santa Barbara area.

(At this time the Board adjourned to **Executive Session**.)

The meeting was **adjourned** at 7:46 pm.

The next scheduled Board meeting is October 24, 2002 at 6:30 pm.

Eucalyptus Grove Homeowners Board of Directors Meeting

October 24, 2002

Minutes

(Subject to Board of Director's approval)

Board of Directors President, Merrill Lynn called the meeting to order at 6:33 pm.

In attendance were:

Maria McCall-Brandts

Robherda Lange

Bill Tomlin

(Board member Susan Silvia absent)

James Nguyen (Bartlein and Co.)

Bill Bold (Scribe)

In an email to the Board, **homeowner Ms. Ashton** (unit 251) requested the railings on front and back porch be repainted. The Board approved this repair.

In a fax transmittal to J. Nguyen, **homeowners Mr. Parker** (unit 128) and **Mr. Dixon** (u. 129) requested the Board reimburse them for a service charge from "Rescue Rooter" (\$255.00) to clear a blocked sewer line, citing lack of a 'sewer relief valve' at this building. The Board approved reimbursing the homeowners as well as the new installation of a 'sewer relief valve' at the above location.

Homeowner Ms. Jasso (unit 328) wrote a letter to the Board on the subjects of :

Lack of "No Dogs" sign in pool area;

Many missing "No Smoking" signs in pool area;

Confirmation that Thomas Towing is checking the Grove nightly for illegally parked cars.

The Board approved the installation of the "No Dogs" and additional "No Smoking" signs in the pool area. The Board also confirmed that Thomas Towing is still patrolling the Grove parking areas at night.

The September meeting **minutes** were approved by the Board as presented.

The **Treasurer's Report** summarized routine expenditures with the following totals:

Total income \$36,944.04

Total expenditures 41,310.02

Transfer to Reserve 14,125.00

Transfer from Reserve 30,000.00

Total assets 377,928.74

The Board approved the Treasurer's Report as presented.

Landscaping Manager, M. Lynn, reported a recent walk through the development with Mr. Gonzales of Progressive Landscaping noting tree condition. As a result, one tree in the Phase II parking area will be removed for safety reasons. Ms. Lynn also reported on the ongoing replanting of trees in Phases II and III.

Old Business

An updated list (prepared by Ramstrum Construction) of areas requiring dryrot **repairs** was reviewed by the Board. The Board approved the start of repairs at unit 351 (bldg 7634), to be completed by Beachside Construction. J. Nguyen asked for and received the Board's approval to pay Beachside construction for the recently completed repairs to unit 333 (bldg 7628) at a cost of \$8,668.22. At this time, J. Nguyen also relayed a letter to the Board from Ramstrum Construction outlining an increase in overhead charge to 15% (up from 10%) citing increased operating expenses.

Based on the recent walk through, Progressive Landscaping presented the Board with a bid of \$7,225 for **tree trimming and removal**. The Board approved this expenditure.

Ms. McCall-Brandts gave a brief update on the documentation project relating to the **siding (class action) claim**, citing work progressing as expected.

New Business

The Board carefully reviewed a draft of the **proposed 2003 Budget**. After thorough consideration and discussion, the Board unanimously approved the new budget as presented.

Citing trends in the insurance business, tightening policies on condominium developments, J. Nguyen recommended the Board approve an increase in the **insurance deductible**, from \$1000 to a higher amount. The Board approved raising the deductible to \$10,000.

On the suggestion from a homeowner, the Board discussed the possibility of designating all unassigned spaces in the **Phase I parking area** as 24 hour use only. No action was taken at this time.

Ms. Lange (unit 110) asked the Board's approval for a **new path** more directly linking assigned parking spaces with building 7620. The Board agreed to seek bids on the installation of such a path, at which time a discussion of the proposal would take place.

(At this time the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:24.

The next Board meeting is scheduled for November 14, 2002 at 6:30 pm.

**Eucalyptus Grove Homeowners
Board of Directors Meeting
November 14, 2002
Minutes**

(Subject to Board of Director's approval)

Board of Directors President, Merrill Lynn called the meeting to order at 6:45 pm.

In attendance were:

Maria McCall-Brandts

Susan Silvia

Bill Tomlin

(Board member Robherda Lange absent)

James Nguyen (Bartlein and Co.)

Bill Bold (Scribe)

The October meeting **minutes** were approved by the Board as presented.

The **Treasurer's Report** consisted of routine expenditures with the following totals:

Total income	\$33,206.31
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Total expenditures	27,781.72
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Transfer to Reserve	5,424.59
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Total assets	386,368.44
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The Board approved the Treasurer's Report as presented.

Landscaping Manager, M. Lynn, reported to the Board that the current tree trimming/removal projects are complete. Tree replanting in the area between Phases II and III has been completed, while replanting between Phases I and II is still in work.

Old Business

The Board briefly discussed the current dryrot **repair** sites. Beachside Construction is scheduled to repair the siding at unit 351 (bldg. 7634). The Board approved a repair to the exterior wall extension or "shelf" at unit 135 (bldg. 7640), to be carried out by Ramstrum Construction.

Siding **settlement coordinator**, M. McCall-Brandts, reported that the first document packet will ready for submission within two weeks. Additional filings will proceed in conjunction with future site inspections.

Pursuant to actions previously taken by the Board approving **fireplace replacement** at unit 227 (bldg. 7624), the owner of the above unit will be required to record a document stating the current and any future owners of said unit will be responsible for any new water leakage in the area of the chimney for that particular unit, as installation of the fireplace required modifications to this area per updated building code requirements.

The Board approved signing a contract with Thomas Towing authorizing **towing** of any vehicles illegally parked at the Grove.

J. Nguyen received a bid from Progressive Landscaping of \$600.00 for the installation of a **new path** section at the end of building 7620, near unit 110. The Board approved this expenditure, authorizing J. Nguyen to establish a cap of \$1000.00 on this project.

New Business

The issue of designating all unassigned Phase I **parking spaces** as 24 hour use only was briefly discussed and tabled by the Board.

J. Nguyen reported to the Board that during the last storm, a **tree fall** was encountered at the Ellwood School -Grove fence. Progressive Landscape removed the fallen tree and the Board approved the repair to the chain link fence by Atlas Fence (bid \$625.00).

The Board approved the scheduling of the 2003 **Annual Meeting** for January 9, 2003, at the Goleta Valley Communittee Center. Time of the meeting is 6:30 pm.

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:57 pm.

The next Board meeting is scheduled for Dec. 12, 2002 at 6:30 pm.

Eucalyptus Grove Homeowners Board of Directors Meeting December 12, 2002 Minutes

(Subject to Board of Director's approval)

The meeting was called to order by Board **President, Merrill Lynn**, at 6:49 pm.

Attending this evening's meeting were:

Bill Tomlin, member at large

(Board Members Robherda Lange, Maria McCall-Brandts, and Susan Silvia were absent)

James Nguyen (Bartlein and Co.)

Bill Bold (Scribe)

A quorum for this meeting was not reached. The Board Members in attendance agreed to proceed with the meeting, postponing any Board actions until the next monthly meeting.

Via **written correspondence**, the Board was requested to post a "NO PETS" sign in the pool area, by homeowner Ms. Jasso (unit 328). The Board will post signs.

The November meeting **Minutes** were reviewed and required a correction concerning the last item under "Old Business": the bid for a new pathway. The minutes *should read*:

"Merril Lynn received an *estimate* from Progressive Landscaping of \$600.00 for the installation of a **new path** section at the end of building 7620, near unit 110. . . "

With this change, the minutes were approved as presented.

The **Treasurer's Report** noted routine expenditures with the following totals:

Total income \$35,169.10

Operating expenses 21,683.76

Reserve expenditures 16,346.00

Total assets \$385,436.10

The Treasurer's Report, which was attached to the agenda, was approved as presented.

Old Business

The Board briefly discussed the current list of dryrot **repair** sites, including the repair currently in work at unit 351 (bldg. 7634). It was reported that the contractor (Beachside Construction) failed to provide adequate notification to affected various prior to or during work.

The Board approved the payment of \$1,900 (\$100 x 19 bldgs.) for inspection fee required in the filing of the **application for restitution** in the siding class action suit settlement.

The Board revisited the subject of 24 hour limit on **Phase I parking** for unassigned spaces. No action taken.

The Board acknowledged the upcoming **Homeowners Annual Meeting** on Jan. 9, 2003, at 6:30 pm, at the Goleta Valley Community Center,

New Business

Selected for the **Annual Review & Tax Return** this year is the accounting firm of Hudson and Co., CPA by Board's approval.

J. Nguyen received the approval of the Board to send the 2003 **Facilities Passes** to homeowners who are current with their monthly dues. Replacement pass cost will be \$25.00.

Bill Tomlin volunteered to investigate replacement **suggestion box** models and report back to the Board.

A brief discussion ensued on the subject of **mailbox** conditions at the three mailbox installations at the Grove. J. Nguyen noted that upkeep of these boxes is the responsibility of the USPS. He offered to look into the subject further. M. Lynn offered to check on how the individual name tags within the boxes can be updated or restored.

(At this time, the Board adjourned to **Executive Session**.)

The Meeting was **adjourned** at 7:42 pm.

The next **scheduled meeting** is the Annual Meeting on Jan. 9, 2003 at 6:30 pm.